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HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK
OGDEN CITY SURVEY MONUMENT
WASHINGTON BOULEVARD AND 23RD STREET
BENCHMARK ELEVATION = 4300.74



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
Fax: 801.255.4449

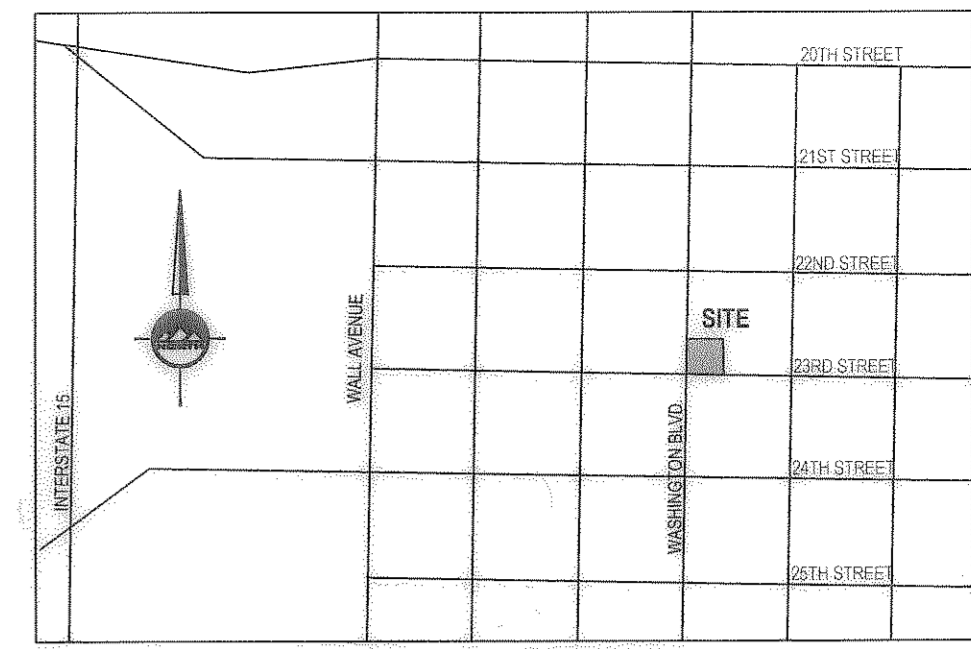
LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.590.0187

WWW.ENSGNENG.COM



VICINITY MAP
NO SCALE
OGDEN, WEBER COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Keith R. Russell, do hereby represent that I am a Professional Land Surveyor and that I hold Certificate no. 164386 as prescribed by the laws of the State of Utah and I have made a survey of the following described property. The purpose of this survey is to define the boundary of the property and set the property corners in the field to show the location on the ground. Topography features have been added for future design purposes.
The Basis of Bearing is as noted on the drawing portion of this survey from found Ogden City Street Survey monuments.
The survey of adjacent property by Gardner Engineering was used to assist in determining the boundary of this property.

To: Tower View Heights, LLC, a Utah Limited Liability Company, Equity Trust Company Custodian FBO Jamie Martinez IRA, as to an undivided 50% interest, Mura Brothers LLC, as to an undivided 30% interest and Equity Trust Company Custodian FBO Felipe Martinez IRA, as to an undivided 15% interest, Metro National Title and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 8, and 13 of Table A thereof. The field work was completed on August 27, 2014.

Date of Plat of Map: August 27, 2014
Keith R. Russell
License no. 164386

Parcel Descriptions

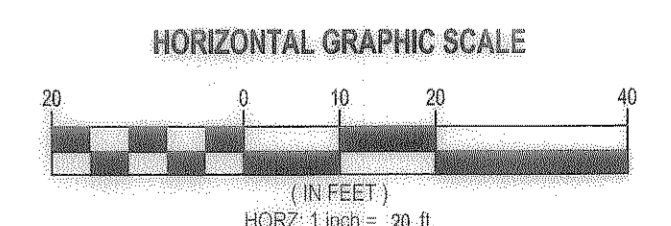
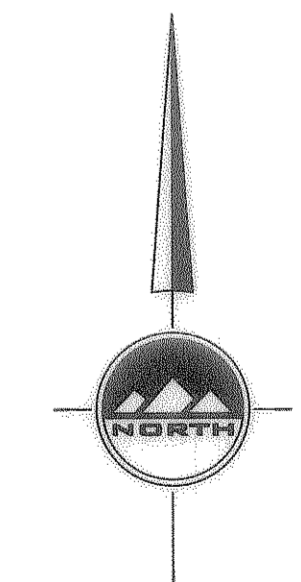
Part of Lot 3, Block 40, Plat "A", Ogden City Survey, bounded and described as follows, to wit:
Beginning at a point 8 rods North and 7 rods East from the Southwest Corner of said Lot, and running:
Thence North 3 rods;
Thence West 7 rods;
Thence South 3 rods;
Thence East 7 rods to the place of beginning.

Surveyed Description

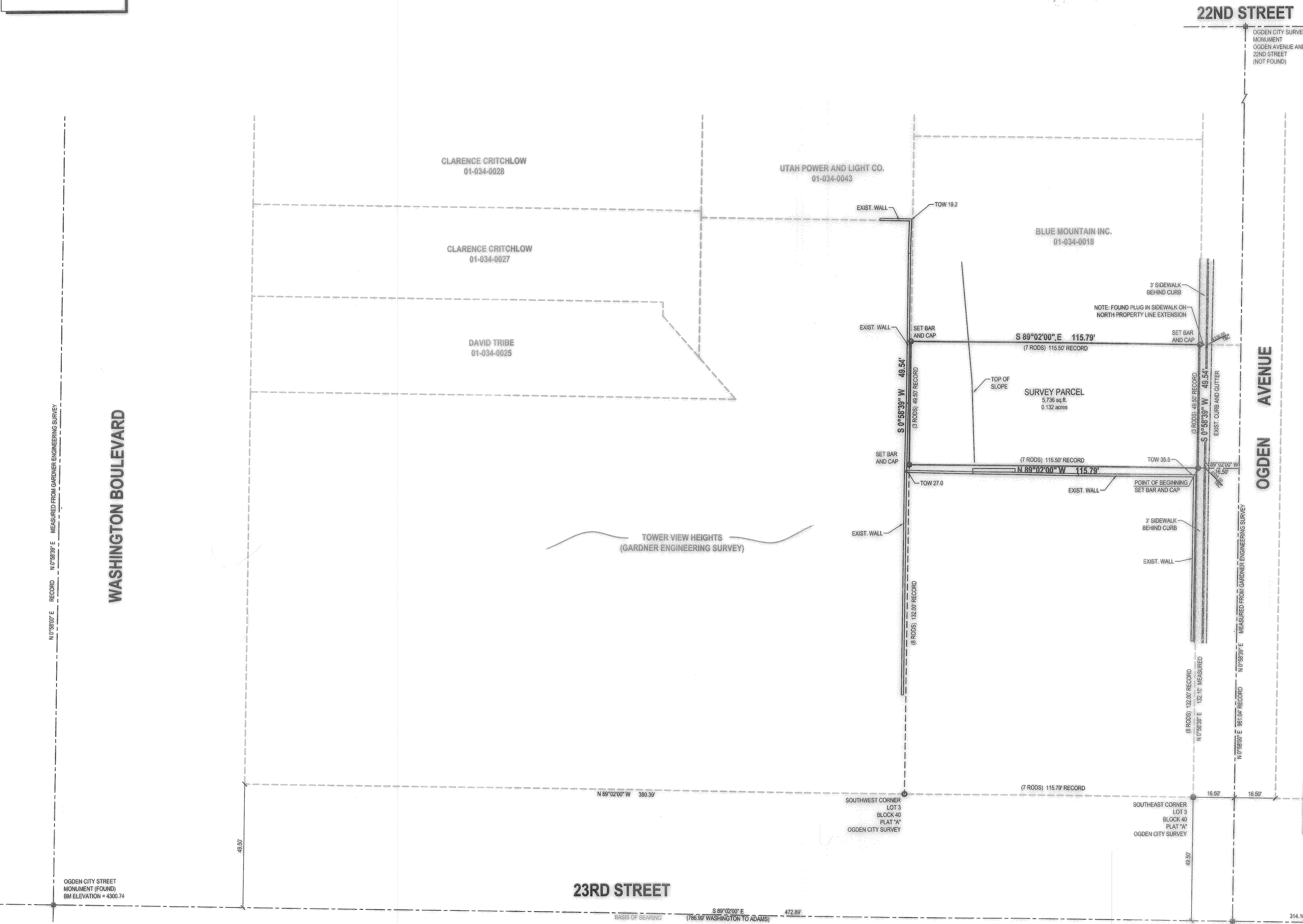
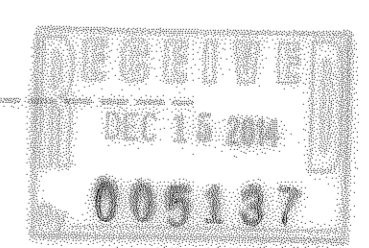
Beginning at a point on the west line of Ogden Avenue, said point being North 0°58'38" East 132.10 feet along the west line of Ogden Avenue from the Southeast Corner of Lot 3, Block 40, Plat "A", Ogden City Survey, said Southeast Corner is also at the intersection of the north line of 23rd Street and the west line of Ogden Avenue, (the point of beginning also described as being South 89°02'00" East 472.90 feet along the monument line in 23rd Street to the corner line of Ogden Avenue and North 0°58'39" East 181.54 feet along the center line of Ogden Avenue and North 89°02'00" West 16.50 feet from an Ogden City Survey Monument in the intersection of Washington Boulevard and 23rd Street, and running:
Thence North 89°02'00" West 115.79 feet to the west line of said Lot 3, Block 40, Plat "A", Ogden City Survey;
Thence North 0°58'39" East 49.54 feet along the west line of said Lot 3, Block 40, Plat "A", Ogden City Survey;
Thence South 89°02'00" East 115.79 feet to the west line of Ogden Avenue, also being on the east line of said Lot 3, Block 40, Plat "A", Ogden City Survey;
Thence South 0°58'39" West 49.54 feet along the west line of Ogden Avenue and the east line of said Lot 3, Block 40, Plat "A", Ogden City Survey to the point of beginning.

Contains 5,736 square feet, 0.132 acres.

- Notes:
- For conditions of record not shown hereon as well as specific references to items in the file report, please refer to a file report supplied by Metro National Title of Salt Lake City, Utah, under Order no. 40960C, dated effective July 21, 2014.
 - Schedule B-2, items no. 1-7 are general exceptions that cannot be plotted.
 - Schedule B-2, item no. 8 is general property tax information and cannot be plotted.
 - Schedule B-2, item no. 9 refers to government and service districts that service the property and cannot be plotted.
 - Schedule B-2, item no. 10 refers to an Ordinance approving assessments for the Central Business Improvements District No. 2 and cannot be plotted.
 - Schedule B-2, item no. 11 is a statement regarding rights of parties in possession of the property under unrecorded leases, rental or occupancy agreements and any claims thereunder and cannot be plotted.
 - Schedule B-2, item no. 12 refers to discrepancies, conflicts in the boundary lines, shortages in area, encroachments, or any other fact which a correct survey would disclose.



LOCATED IN BLOCK 40, PLAT "A",
OGDEN CITY SURVEY
TOWNSHIP 6 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



OGDEN CITY STREET
MONUMENT (FOUND)
BM ELEVATION = 4300.74

23RD STREET

22ND STREET

OGDEN CITY SURVEY
MONUMENT
OGDEN AVENUE AND
22ND STREET
(NOT FOUND)

OGDEN AVENUE

WASHINGTON BOULEVARD

TOWER VIEW HEIGHTS PARCEL

**2267 OGDEN AVENUE
OGDEN, UTAH**



NO.	DATE	REASON	BY
1		FOR REVIEW	
2			
3			
4			
5			
6			
7			
8			

**ALTA/ACSM
LAND TITLE
SURVEY**

PROJECT NUMBER: L2154A
PRINT DATE: 8/28/14
DRAWN BY: A.SHELBY
CHECKED BY: KRUSSELL
PROJECT MANAGER: KRUSSELL